MEMORANDUM

To: Council Members
From: Staff
Date: January 20, 2017 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Wellington Comprehensive Plan Amendment No. 16-4ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Wellington contains a proposed change to the Future Land Use (FLU) Map, a change to the boundaries of the Equestrian Preserve Area, and revisions to the Equestrian Trails Master Plan Map and Equestrian Circulation Plan within the Equestrian Preservation Element. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLU Map designation on a 65.45-acre property known as Winding Trails from Commercial Recreation to Residential “B,” which allows a maximum range of density from 0.1 dwelling units (du)/acre to 1.0 du/acre. The Winding Trails property is located in the Landings of Wellington Planned Unit Development (PUD), which is located south of the C-51 canal, and east of Flying Cow Road. The Winding Trails property is situated on the northeast corner of Aero Club Drive and Greenbriar Boulevard. Adjacent land uses are Commercial Recreation/Residential “E” (5.01 du/acre to 8.0 du/acre) to the north; Institutional/Public and Facilities/Parks to the south; and Residential “B” to the east and west. The Wellington Aero Club, which contains a paved runway, is located directly west of the subject property.
The Winding Trails property was originally approved as an executive golf course in the Landings at Wellington PUD in 1979. In recent years the golf course has become non-operational. The applicant has requested the proposed amendment to develop the golf course into nine single family ranchette lots ranging in size from 2.43 to 4.45 acres with barns, grooms quarters, and other ancillary equestrian facilities. The proposed project will consist of 29.02 acres of lots; 22.21 acres of lakes that will be owned and maintained by Acme Improvement District; and 14.22 acres of lake maintenance easements and other common areas dedicated to the Homeowner’s Association. The applicant for Winding Trails is proposing a public bridle trail along Aero Club Drive and Greenbrier Boulevard.

The proposed amendment also extends the boundaries of the Equestrian Preserve Area to encompass the Winding Trails property, and adds the public bridle trails within Winding Trails to the Equestrian Trails Master Plan Map and Equestrian Circulation Plan within the Equestrian Preservation Element. The Wellington staff report indicated the proposed amendment will be compatible with surrounding land uses, no adverse impacts to the natural environment are expected, and there are adequate public facilities and services for the proposed project. However, the amendment package contains considerable correspondence, primarily from homeowners in the adjacent neighborhoods, both in favor and opposing the proposed amendment. Most of the concerns with the project are related to land use compatibility, an increase in traffic, and safety concerns. These concerns are related to local issues and are not expected to adversely impact significant regional resources and facilities. The Wellington staff report recommended approval of the proposed amendment with 22 conditions of approval for the Winding Trails Master Plan that include requirements designed to minimize adverse impacts to residents in the surrounding neighborhoods.

Regional Impacts

No adverse effects on significant regional resources or facilities have been identified.

Extrajurisdictional Impacts

Wellington has indicated that the proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee clearinghouse coordinator on August 29, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Wellington and the Florida Department of Economic Opportunity.

Attachments
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Exhibit 1
General Location Map

[Map of Palm Beach County with Wellington highlighted]
Exhibit 2
The Landings at Wellington PUD Map
Exhibit 4
Proposed Equestrian Trails Master Plan
Exhibit 5
Proposed Equestrian Circulation Plan